THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0406785 11/27/95 gh

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Rebecca W. Hitt 213 Two Mile Pike Goodlettsville, TN 37072	Same	Map 18 Parcel 14

WHEREAS, Billy Hitt died testate on March 4, 1995, survived by his wife, Rebecca W. Hitt, and leaving a Last Will and Testament dated January 27, 1995, which has been probated and is properly recorded in Will Book 196, page 764, Probate Court Clerk's Office for Davidson County, Tennessee; and

WHEREAS, Rebecca W. Hitt is the duly qualified and acting Executor of the Estate of Billy Hitt; and

WHEREAS, Billy Hitt owned the real property described on Exhibit A hereto at the time of his death; and

WHEREAS, the Will of the said Billy Hitt directs that a portion of his residuary estate be allocated to the Family Share and distributed to the Trustee of the Family Trust and that the remaining portion of the residuary estate be allocated to the Marital Share and distributed to his surviving spouse, Rebecca W. Hitt; and

WHEREAS, the said Will vests the power and responsibility in the Executor for allocating the assets of the decedent's residuary estate between the said Family Share and the said Marital Share; and

WHEREAS, the Executor has determined that pursuant to the powers vested in the Executor, the said property should be allocated to the Marital Share and distributed to his surviving spouse, Rebecca W. Hitt; and

WHEREAS, the Co-Trustees of the said Family Trust desire to join in this conveyance for the purpose of confirming that after the date of this conveyance the Family Trust has no interest in the real property described on Exhibit A hereto.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, REBECCA W. HITT by these presents does hereby quitclaim and convey all of her right, title and interest as Executor of the Estate of Billy Hitt in and to that certain tract of real property located in Davidson County, Tennessee, all as more particularly described on Exhibit A attached hereto, to REBECCA W. HITT, individually, her heirs and assigns.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 7800 Old Springfield Pike, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 26 day of December, 1995.

Rebecca W. Hitt
Rebecca W. Hitt, Executor
of the Estate of Billy Hitt
and as Co-Trustee of the Family
Trust created under the Will of
Billy Hitt

James E. Summar Sr.
James E. Summar, Sr., Co-Trustee
of the Family Trust created under the
Will of Billy Hitt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid REBECCA W. HITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of December, 1995.

Eleanor L Walker
Notary Public

My Commission Expires:
7-25-98

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid JAMES E. SUMMAR, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of December, 1995.

Eleanor L. Walker
Notary Public

My Commission Expires:
7-25-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Rebecca W. Hitt
Rebecca W. Hitt

Subscribed and sworn to before me
this 26th day of December, 1995.

Eleanor Fitzpatrick
Notary Public

My Commission Expires:

7-25-98

0135432
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

A tract of Land in Nashville, Davidson County, Tennessee being generally located in the Northwest Quadrant of the intersection of Dickerson Pike (R.O.W. varies) and Old Springfield Highway (50' R.O.W.) and being more particularly described as follows:

Beginning at a point in an Old Railroad Bed, said point being 168' more or less Northeasterly from the Easterly margin of said Old Springfield Highway, said point being a common corner to the Maxine G. Hitt Property as evidenced in Book 2271, Page 119, R.O.D.C., TN., and said tract described herein, said point being N 39° 08' 47" W a distance of 140.00' along said Railroad Bed from the Northeasterly most corner of the William Benz, Etux Property as evidenced in Book 6677, Page 969, R.O.D.C., TN., thence

1) Leaving said Old Railroad Bed and with the Southerly line of said Hitt Tract, S 82° 25' 32" E a distance of 248.11' to a point in the center of Manskers Creek, thence

2) With said Manskers Creek, S 01° 06' 47" W a distance of 263.20' to a point in the Northeasterly line of said Benz Tract, the Old Railroad Bed, thence

3) With said Benz line and the Old Railroad Bed, N 39° 08' 47" W a distance of 381.49' to the Point of Beginning and containing 32,444 Square Feet or 0.74 acres more or less.

THERE IS EXCEPTED FROM THE ABOVE-DESCRIBED PROPERTY THAT PORTION CONVEYED TO THE CITY OF GOODLETTSVILLE BY BILLY HITT AND REBECCA HITT BY WARRANTY DEED DATED DECEMBER 18, 1990, OF RECORD IN DEED BOOK 9236, PAGE 486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Billy Hitt by deed from Rebecca Hitt of record in Book 7835, page 222, Register's Office for Davidson County, Tennessee, the said Billy Hitt having since died.

971 12/27 0101 03 CHECK 16.00